

Asheville Area Riverfront Redevelopment Commission Meeting

April 11, 2013

Location: Asheville Area Chamber of Commerce Board Room

Member Attendees: Chair Pattiy Torno; Vice Chair Joe Ferikes; Terry Meek; Woodfin Mayor Jerry Vebaun; Peter Sprague; Asheville City Councilman Jan Davis; Cindy Weeks; Buncombe County Commissioner David King

Absent from meeting: Stephanie Brown; Dan Hitchcock; George Morosani; Ricky Silver; Karl Koon; Pam Turner

Staff: Shannon Capezzali; Stephanie Monson; Ray Tracy

Other attendees: Kate O'Hara; Tom Gallaher; Matt Logan; Timothy Sadler; Kristie Quinn; Randy Mundt

Chair Pattiy Torno opened the meeting at 4:05 pm.

ADMINISTRATIVE:

- ? The meeting has a quorum.
- ? A motion was made by Vebaun to adopt the March minutes. Seconded by King. The motion passed unanimously.
- ? The City of Asheville staff updates on RSDSP, RADTIP, Lake Craig, Craven Street/NBB Greenway & ADC/WECAN Bridge & any other ongoing city run initiatives on our riverfront, will be available on the back of the agenda going forward.

OLD BUSINESS:

- ? Torno provided information about the AARRC presentation to Asheville City Council on April 2. The Council asked what they can do to help the Commission in its work. This question will be considered at the AARRC retreat.
- ? Funding for the Lake Craig/Azalea Road project are designated and the project is expected to move forward with construction bid documents coming out this summer. The Army Corps will look at flood mitigation opportunities.

NEW BUSINESS:

Ad Hoc Committee Report

- ? Website – Brown and Torno met with staff from the EDC to discuss the use of a development portal and the inclusion of riverfront information in the new navigation tabs. They are working to make their database searchable by riverfront properties.
- ? Cleanup Crew- Sprague and Ferikes went on a windshield tour of the RAD extended area with the goal of identifying buildings and properties that could benefit from improvements or increased use that would help to raise the value of the property. The crew would like to approach six specific property owners to learn about the history of the property, their vision for it, what the AARRC can do as a board to enhance the River district, and to discuss potential

opportunities for future development or partnerships. Additional properties to the south and east were identified that are outside of the RAD extended area. Commissioners are encouraged to participate in conversations with property owners that they may have a relationship with.

- Knowing which properties may become listed for sale in the future, or knowing of owners who may be open to a sale is valuable information for the EDC according to Clark Duncan.
 - Tom Gallagher stated that the Consultant team, as a non-public body, could assist with the process of approaching property owners.
 - Kate O'Hara and Cindy Weeks volunteered to assist with the conversations.
- ? Ferikes presented information about a draft letter from Patti Torno that she would like sent to City Council on behalf of the AARRC. The letter serves to continue the conversation, begun with the Ice House Property, around dilapidated building protocol in the City of Asheville, a need brought to the fore by the recent spate of fires on identified properties in the River District. The intent of the letter is to offer to work with the City to support efforts to address dilapidated structures, enforce existing ordinances and statutes, and to reduce the incidence of crime, especially arson, by encouraging development that will bring more people to the area.
- Weeks asked what the existing city rules are for securing vacant buildings, maintaining the property, and removing graffiti. Davis stated that the Downtown Commission created a rule to make property owners aware that removing graffiti in a short period of time was one of the best deterrents. The Commission may want to revisit that rule and consider tougher regulations to require owners to remove graffiti within 4 to 7 days.
 - Monson stated that due to city staff transitions, Shannon Tuch is now in charge of safety enforcement. An unsafe building, nuisance and other similar ordinances currently exist, with some being easier to enforce than others. Staff would like a point-person from the AARRC who can take this on for the Commission in order to identify solutions. Torno requested that Shannon Tuch attend the next AARRC meeting to discuss this process. Ferikes volunteered to be the point-person to talk to Shannon Tuch.
 - The Commission will send the letter to City Council.

233 Riverside

- ? Matt Logan, the owner and developer of 233 Riverside and 5 Walnut Street, presented information about his redevelopment of the property which he purchased in 2011. Structures have been renovated to include office space and an open air pavilion which can be used for event space. One of the office areas will be leased free for three years to Greenworks. Construction of a restaurant using shipping containers is planned for a section of the property that is out of the floodplain, and should be complete by late fall. The 75-100 seat restaurant may utilize Green Opportunities Kitchen Ready program. They have received their building permits, and invite the AARRC to a tour in the future.

FEMA & the National Flood Insurance Program

- ? Randy Mundt from the NC Department of Public Safety presented information about FEMA's flood maps and the National Flood Insurance Program. The purpose of the NFIP is to locate risk areas, identify mitigation options, and to make flood insurance available to participating communities. FEMA's goal is to have flood maps updated every five years. The Flood Risk Information System website will be publicly available soon which allows risk factors to be viewed based on detailed information such as the elevation of the first floor of individual buildings relative to flooding risk.
- ? Raymond Tracy from the City's Public Works department provided information about the CRS application process that has just begun. A meeting will be held in June to structure the application to FEMA. He will keep the AARRC informed about the progress of scoring for the City's flood rate.

ANNOUNCEMENTS

- ? Curve Studio will be having their Annual Spring open house on April 12 from 10am to 8pm. On April 13th there will be a Twilight Party starting at 5pm.

PUBLIC COMMENT

- ? Timothy Sadler stated that a friend has just moved to the RAD and owns Linked Video which does video production work. He wanted to make the AARRC aware of this new business which is at 375 Depot Street. Linked Video looks to work with socially conscious businesses.

Meeting adjourned at 5:43 PM.